

# Superior Homes

10 The Paddocks, Edwalton, Nottingham, NG12 4AR



ROYSTON  
& LUND





**10 The Paddocks, Edwalton  
Nottingham, NG12 4AR  
Guide price £675,000**

10 The Paddocks is an individual architect designed family home built in 1988, designed and lived in by the original architect. Featured in Grand Designs Magazine, Grazia Magazine and You Interiors Magazine.

This stunning property has a wonderful garden room which opens onto the landscaped gardens, a galleried study area overlooking the dining room which has full length floor to ceiling double glazed windows. The Kitchen diner has been replaced this year with a fully fitted contemporary kitchen with central island. There is an air ventilation system installed throughout the property.

The versatile accommodation comprises of four reception areas, kitchen, utility room, downstairs w.c, to the first floor there are four bedrooms, jack and jill en-suite, family bathroom and study area. Outside there is ample parking and double garage.







- Architect Designed Family Home
- Detached Property
- Stunning Finish
- Air Ventilation System
- Four Versatile Bedrooms
- Newly fitted Kitchen
- Stylish Garden Room with Bi-fold doors
- Atrium Dining Room
- EPC D
- Galleried Study Area



## Directions

From our West Bridgford Office turn right onto Gordon Road and this becomes Trevor Road at the T junction turn right onto Valley Road then at the traffic lights turn left onto Melton Road and turn left onto Village Street then right onto The Paddocks the property can be found on the right hand side.

## Front Porch

A wooden double glazed front entrance door with matching side and front glass panels gives access into the:

## Entrance Porch

With tiled floor, wall lighting, double glazed front entrance door gives access into the:

## Entrance Hall

With mirror fronted sliding cloakroom, solid oak wooden floor, useful understairs storage cupboard, stairs leading to the first floor with stainless steel balustrade and built-in lighting, wall lights, radiator, spotlights, glazed door with matching side window leading to the snug and dining room, Hive central heating system, glazed doors to the lounge and kitchen, door giving access to the:

## Downstairs Cloakroom

Fitted with a white two piece suite comprising: wall mounted low flush, concealed cistern w.c., wall mounted wash hand basin with mixer tap over, oak wooden floor, chrome towel radiator, tiling to walls, UPVC triple glazed obscured window to front elevation.

## Lounge

**23'0" x 12'7" max (7.01 x 3.84 max)**

Currently split into two areas creating a formal Lounge area and a bar/hobby area with UPVC triple glazed window to front elevation, radiator x 2, coal effect gas fire with feature surround, solid oak wooden floor, triple glazed UPVC window to side elevation, feature coving, spotlights, television aerial point, glazed door with matching floor to ceiling windows lead through to the dining room and opening into the:

## Garden Room

**15'10" x 15'7" (4.83 x 4.75)**

A stunning feature of the property creating a wonderful all double glazed entertaining space with panoramic views across the garden with floor to ceiling windows, bi-fold doors, Velux windows, part valuated ceiling, spotlights, tiled floor with underfloor heating, television aerial point, glazed door with floor to ceiling windows into the dining room, LG air-con and heater system.

## Dining Room & Snug

**18'8" x 11'11" (5.69 x 3.63)**

The Atrium which has been split into two areas creating a snug area with glazed door and window off the entrance hallway, radiator, tiled floor, opening into a formal dining area with floor to ceiling atrium double glazed windows with the galleried study over, low level central heating radiators, opening into the:

## Dining Kitchen

**17'8" x 11'11" (5.38 x 3.63)**

Refitted in 2017 with a range of white high gloss wall, drawer and base units with matching shelving, central island with granite work surfaces over, pull out pantry unit, housing for microwave, Rangemaster double oven and grill with five ring gas hob and stainless steel extractor hood over, integral CDA dishwasher, quartz composite sink unit with mixer tap over and hose, space for American style fridge/freezer with fitted water supply, tiled splashbacks, triple glazed UPVC window to side elevation, tiled floor, radiator, over island lighting feature, sliding double glazed patio doors onto the landscaped rear garden, central pendant light.

## Utility Room

**11'10" x 4'11" (3.61 x 1.50)**

Fitted with wall mounted Worcester Bosch combination boiler, base units with work surface over with inset stainless steel sink unit with mixer tap over, washing machine, space for tumble dryer, tiled splashbacks, wall lighting, double glazed door to side elevation, radiator, tiled floor, pantry shelving, alarm control system, door giving access to the:

## Double Garage

**18'3" x 17'3" (5.56 x 5.26)**

With electric roller, double width shutter door, painted concrete floor, fitted shelving, overhead lighting.

## First Floor Landing

With glass balustrades, wall lighting, spotlights and opening into the:

## Galleried Study Area

**11'11" x 7'5" (3.63 x 2.26)**

With spotlights, power points, fitted shelving, radiator, broadband hub, gallery wall with safety glass, overlooking the dining room and atrium with attractive views across the landscaped garden, doors off the landing area gives access to:

## Bedroom One

**14'9" max x 14'0" max to front of wardrobes (4.50 max x 4.27 max to front of wardrobes)**

An L shaped master bedroom with triple glazed window to side elevation, double glazed Velux window to front elevation, spotlights, recess glass fronted sliding wardrobes with double wardrobe to side, spotlights, radiator, steps lead up to the:

## Jack and Jill En Suite Shower Room

**8'8" x 7'3" (2.64 x 2.21)**

Fitted with tiled, corner shower cubicle with electric shower, concealed cistern low flush w.c., bidet, double vanity wash hand basins with shelving and cupboards beneath, mixer taps over, double mirrored cabinets over with tiled splashbacks, corner cabinet, electric shaver point, oak wooden floor, airing cupboard, door leading to:

## Bedroom Two

**12'0" x 11'11" (3.66 x 3.63)**

With triple glazed window overlooking the rear garden, radiator, chrome spotlights, door to the Jack and Jill En Suite, door ot the main landing.

## Bedroom Three

**12'0" x 12'7" (3.66 x 3.84)**

With triple glazed window to rear elevation, fitted wardrobes with lit plinth over, radiator, double doors to:

## Bedroom Four/Dressing Room

**10'7" x 10'5" (3.23 x 3.18)**

With triple glazed window to front elevation, radiator, door to:

## Jack and Jill Bathroom

**8'8" x 7'2" (2.64 x 2.18)**

Fitted with a white three piece suite comprising bath with overhead mainsfed shower and retractable screen, concealed cistern wall hung w.c. With wall mounted wash hand basin and mixer tap over, obscure triple glazed UPVC window to front elevation, Expelair extractor fan, part tiling to walls, chrome spotlights, wood effect laminate flooring, chrome towel radiator, fitted units, door leading back to the landing area.

## Bedroom Configuration

Bedrooms three, four and the main bathroom could be utilised as a master bedroom with dressing room and en suite.

## Outside

A landscaped front garden with brick paved patio area, gravelled additional parking areas, the driveway in turn gives access to the integral double garage. There is an aluminium guttering system. A variety of plants and shrubs in the front borders, secure gated side area with a large wooden built shed to the side of the property, gated side access leading through to the rear garden and access to the front entrance door. The rear garden has a south easterly aspect and has been professionally landscaped creating a fully accessible entertaining patio area with low maintenance gravelled garden areas with a variety of plants, shrubs and perennial flowers, water features, central pond with fish, raised seating area, fully enclosed with outdoor lighting.

## Services

Gas, electricity, water and drainage are connected.

## Council Tax Band

The local authority have advised us that the property is in council tax band G, which we are advised, currently incurs a charge of £2984.86. Prospective purchasers are advised to confirm this.





### Ground Floor

Approx. 143.1 sq. metres (1540.8 sq. feet)



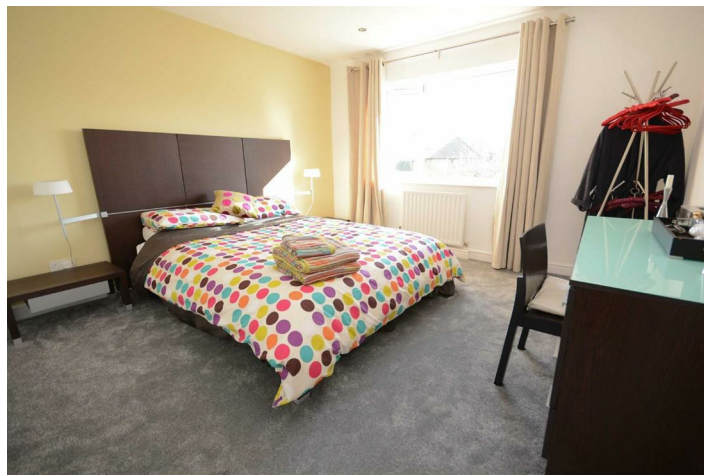
### First Floor

Approx. 92.3 sq. metres (993.7 sq. feet)



Total area: approx. 235.5 sq. metres (2534.5 sq. feet)





Edwalton is a much sought after location just on the edge of West Bridgford boasting some of Nottingham's most exclusive properties and lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.



West Bridgford Town Centre can be found close by, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent . Trent Bridge Cricket ground is home to Test Cricket.



Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.



# Superior Homes



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